



August 15, 2018

Mr. James Patchett
President and CEO
New York City Economic Development Corporation
110 William Street
New York, New York 10038

Dear Mr. Patchett,

Today marks exactly seven years since the New York City Economic Development Corporation (EDC) entered into a deed agreement with Salmar Properties LLC regarding Liberty View Industrial Plaza at 850 3rd Avenue, Brooklyn. As City and Federal elected officials, we fully support the original terms of this agreement and Salmar Properties' promise to tenant the building with at least 85% manufacturing or industrial uses for a period of 30 years. Thus far, Salmar Properties has failed to comply with this agreement, leaving the site to remain mostly vacant, which we find unacceptable.

Almost a third of the term of this agreement has expired, and yet the owner has failed to meaningfully activate Liberty View Plaza's industrial mission. Though Salmar Properties has invested a great deal of money upgrading the building and its systems, it has not tenanted the building with any manufacturing or industrial uses that we are aware of. This is despite being awarded an Industrial Modernization grant from the City to modernize and subdivide the 5th floor's 160,000 square feet to create an industrial manufacturing center for new and growing garment manufacturers and designers with Manufacture New York (per 2015 funding agreement). This is but one example of the owner's failure to follow through in providing affordable, long term industrial space for businesses and jobs.

Moreover, Salmar Properties was already allowed a zoning variance in 2012 to permit larger ground floor retail stores than allowed as-of-right to cross-subsidize the manufacturing uses above. For seven years, a majority of this formerly public property has sat essentially empty, depriving the Sunset Park community of a significant number of manufacturing jobs. So, while Salmar Properties has immediately benefited from the retail variance, the community continues waiting for the promised manufacturing on the upper floors.

As elected officials who have worked over many years with EDC on behalf of this community to ensure this large Federal resource, obtained through the General Services Administration's

excess property process expressly for public benefit, we await that public benefit to be fully realized. We cannot help but question the current owner's commitment to attracting manufacturing to this property.

We applaud the significant resources EDC has invested to ensure that Sunset Park's waterfront is a vibrant center of manufacturing and industrial jobs in New York City. Liberty View Industrial Plaza should be contributing to this vibrancy, rather than laying fallow as it does now. We support you in holding Salmar Properties accountable to the original terms of the agreement and are committed to ensuring that Liberty View Plaza serves as a source of manufacturing and industrial jobs for the community.

We thank you and your staff for your commitment to preserving and growing industrial jobs on the Sunset Park waterfront.

Sincerely,



Council Member
Carlos Menchaca



Congresswoman
Nydia Velázquez



Congressman
Jerry Nadler